167.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,012,700 /	1,012,700
USE VALUE:	1,012,700 /	1,012,700
ASSESSED:	1,012,700 /	1,012,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE JOHN W/LAUREN V
Owner 2:	
Owner 3:	
Street 1:	28 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BULLOCK CHRISTOPHER B -
Owner 2:	BULLOCK MARTHA S -
Street 1:	28 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 3147 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	488,600	9,600	514,500	1,012,700
Total Card	0.241	488,600	9,600	514,500	1,012,700
Total Parcel	0.241	488,600	9,600	514,500	1,012,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.80 | /Parcel: 321.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110588
GIS Ref
GIS Ref
Insp Date: 10/06/18

!12926!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	488,600	9600	10,500.	514,500	1,012,700		Year end	12/23/2021
2021	101	FV	474,300	9600	10,500.	514,500	998,400		Year End Roll	12/10/2020
2020	101	FV	474,300	9600	10,500.	514,500	998,400	998,400	Year End Roll	12/18/2019
2019	101	FV	351,100	9800	10,500.	514,500	875,400	875,400	Year End Roll	1/3/2019
2018	101	FV	386,200	9800	10,500.	455,700	851,700	851,700	Year End Roll	12/20/2017
2017	101	FV	386,200	9800	10,500.	382,200	778,200	778,200	Year End Roll	1/3/2017
2016	101	FV	386,200	9800	10,500.	382,200	778,200	778,200	Year End	1/4/2016
2015	101	FV	364,900	10000	10,500.	330,800	705,700	705,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:49:06

LAST REV

Date	Time
10/12/18	09:15:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULLOCK CHRISTO	46597-359		12/2/2005		675,000	No	No		
KNEEN JUDITH	29413-559		11/23/1998		455,900	No	No		Y

USER DEFINED

Prior Id # 1:	110588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2016	952	Manual	14,000		7/12/2016			Build new front st
6/18/2012	739	Redo Kit	10,000					
11/14/2008	1418	Re-Roof	8,000					
7/6/1992	287	Alterati	6,000					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
6/24/2013	Info Fm Prmt	BR	B Rossignol
7/18/2012	Info Fm Prmt	BR	B Rossignol
1/5/2009	Measured	189	PATRIOT
4/24/2006	MLS	MM	Mary M
12/20/1999	Mailer Sent		
12/17/1999	Measured	276	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,500	Spl Credit		Total:	514,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	MAUVE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.04392231
Const Adj.:	0.99989998
Adj $ / SQ:	140.915
Other Features:	109250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600244
Depreciation:	111645
Depreciated Total:	488599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

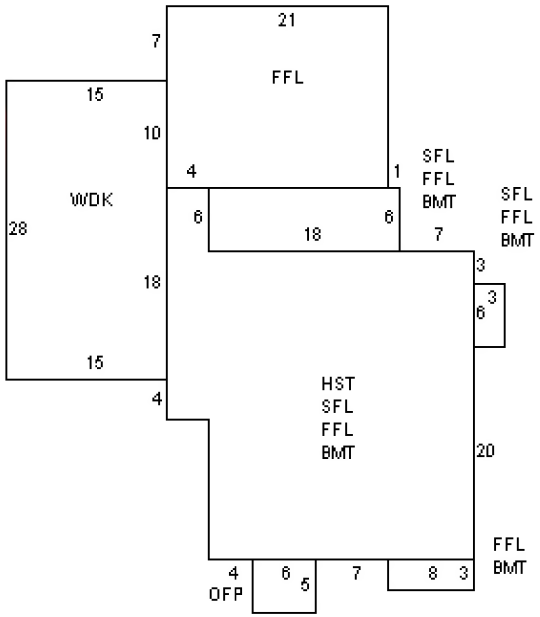
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.01
Special Features:	0	Val/Su Net:	119.78
Final Total:	488600	Val/Su SzAd	183.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	140.920	186,008
BMT	Basement	963	58.130	55,977
SFL	Second Floor	939	140.920	132,320
WDK	Deck	420	8.380	3,520
HST	Half Story	407	140.920	57,282
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:		4,079	Total:		436,427
Size Ad	2665.5	Gross Area	4485	FinArea	3147

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	G	GD	1990	22.61	T	17.4	101			9,600			9,600

More: N	Total Yard Items:	9,600	Total Special Featues:		Total: 9,600